



UNITED STATES HOUSE COMMITTEE ON
FINANCIAL SERVICES
CHAIRMAN FRENCH HILL

The 21st Century ROAD to Housing Act

The Problem: The American people are laser-focused on the cost of living, and housing is a major driver. Housing supply has not kept pace with demand, leaving the nation short by as many as 5.5 million units. Rising construction costs, regulatory delays, and outdated zoning constraints have all fueled this crisis. Additionally, small and medium sized banks that finance new construction loans are struggling to provide financing due to regulatory burdens.

The Solution: To address the housing crisis, we must expand supply, including single-family and multifamily homes, apartment complexes, and other factory-built housing. The bipartisan, bicameral *21st Century ROAD to Housing Act* aims to alleviate this shortage by reducing unnecessary regulatory barriers to new home construction, modernizing HUD programs, and allowing banks to more freely deploy funding.

Delivers on President Trump's Agenda:

In his State of the Union address, President Trump outlined his goal of limiting institutional investors' from competing against the American people as they look to purchase a home. **Our bill delivers on that promise.**

Removes Unnecessary Regulatory Barriers

Provisions remove unnecessary regulatory barriers to streamline housing development and affordability by:

- **Allowing the use of** ready-to-use, pre-approved home designs so builders can get permits faster and build homes more quickly.
- **Modernizing and streamlining** federal and local housing processes.
- **Strengthening local housing operations** and community capacity to produce more affordable homes in rural and urban areas.

Modernizes HUD Programs

Provisions speed up homebuilding and expand financing opportunities by:

- **Updating rules for manufactured homes** and making HUD the lead authority on standards.
- **Modernizing the HOME Program**, which is the largest federal block grant program for states to increase the supply of affordable housing.
- **Exempting small-scale housing developments** from burdensome federal environmental reviews and giving jurisdictions more flexibility and time to commit funds, and fewer rigid federal constraints.

Enhances Community Banking Operations

Provisions modernize outdated banking regulations to expand local lending while maintaining financial responsibility by:

- **Cutting red tape** and streamlining bank exams and outdated thresholds so well-run banks can focus on lending, not paperwork.
- **Expanding community and rural banks'** access to stable deposits so they can lend locally and support small businesses, farmers, and households.
- **Supporting rural banks**, encouraging new banks, and providing regulators flexibility to handle failures without hurting local access to banking.

Bottom-line: The 21st Century ROAD to Housing Act includes real solutions that empower homeowners and renters and strengthen communities and will lead to more affordable choices for all Americans.